PLANNING & ZONING VOTING RECORD & ATTENDANCE RECORD

DATE: 6-1-2015		·	NO. <u>454</u>
			DESCRIPTION
	P R E S E N T O R A B S E N T	V O T E	PUBLIC HEARING CONCERNING AN APPLICATION FILED BY TRACY LONG, TO REPLAT THE FOLLOWING PROPERTY FOR THE PURPOSE OF DEVELOPING A SUBDIVISION AT THE 4.850 ACRE TRACT OF LAND, MORE OR LESS, REPLAT OF WESTING SUBDIVISION, LOTS 1 & 2, BLOCK 1, TO COUNTRY OAKS SUBDIVISION LOCATED ON EIGHTH STREET, CITY OF INGLESIDE, SAN PATRICIO COUNTY TEXAS.
GAYLE GOBLE (Place #1 - 12/31/15)	P	Y	of the replat. Mr. Long stated he's been a developer for a number of years in the area and intends to build a Country Oaks themed subdivision. The homes to be built will be approximately in the 1600-2000 square foot
ELIZABETH BEEBE (Place #2 - 12/31/15)	P	Y	
STEVEN CANNON (Place # 3 - 12/31/15)	P	Y	stated she objected on the grounds that they purchased their 10 acre tract, which is adjacent to Mr. Long's property, in hopes of having privacy, other large homes
ANN MILLER (Place #4 - 12/31/16)	P	Y	on larger pieces of property not a subdivision. Mrs. Kucera also stated she was concerned about trespassing onto her property if a subdivision was approved and developed.
CONNOR BROWN (Place #5 - 12/31/16)	P	Y	There was 1 letter of objection and no calls received for the request.
TOM MANNERING (Place #6 - 12/31/16)	P	Y	Board member Elizabeth Beebe moved to recommend the approval of the request for a replat to City Council which was seconded by Board member Steven Cannon. The motion was approved unanimously.
ALANA SEAMAN (Place #7 - 12/31/16)	P	Y	Chairman June 3, 2015 Date



NOTICE OF PUBLIC HEARING REQUEST FOR REPLAT

In accordance with the provisions of the City of Ingleside code and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing at 6:00 p.m. on June 1, 2015 and the City Council will hold a public hearing at 6:30 p.m. on June 9, 2015. Both public hearings will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by Tracy Long, to Replat the following property for the purpose of developing a subdivision at the 4.850 acre tract of land, more or less, replat of Westing Subdivision, Lots 1 & 2, Block 1, to Country Oaks Subdivision located on Eighth Street, City of Ingleside, San Patricio County Texas. If you have any objections, please advise the Inspections Department, in writing, within ten (10) days from the date hereof, in order that any such objections may be considered. Your failure to reply within this time will be treated as constituting no objection in this regard.

Information regarding the proposed replat is on file at city hall and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call 776-3815.

John Davis Building Official

Published one time in the Coastal Bend Herald on May 14, 2015.





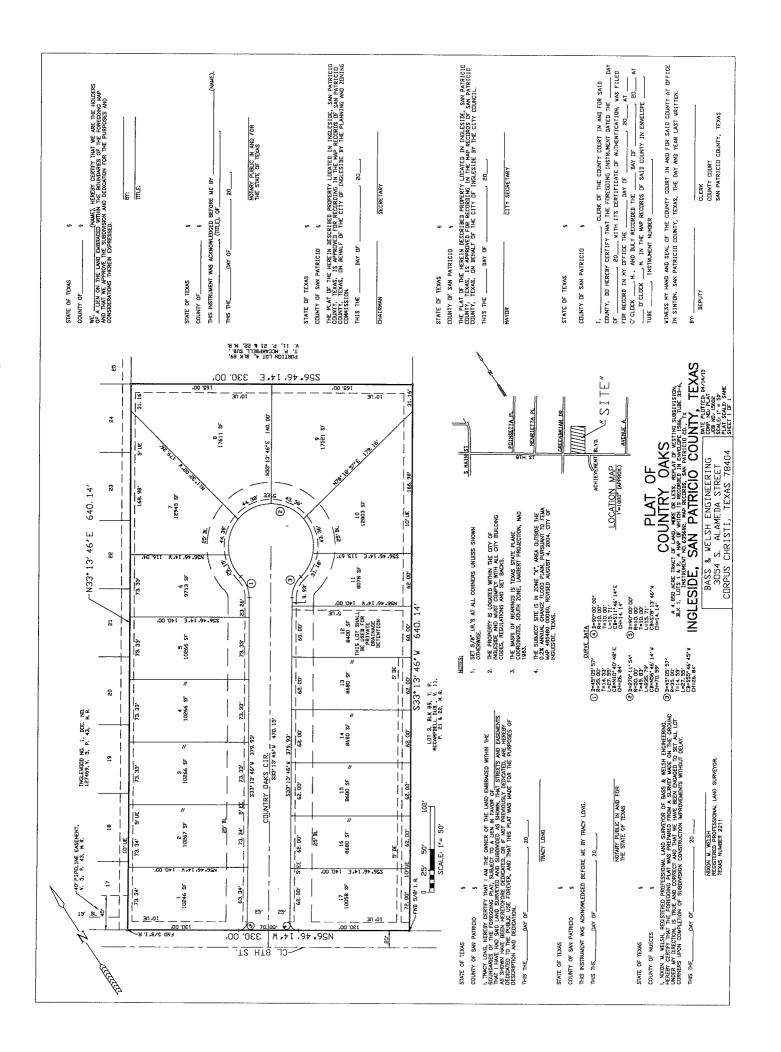
P.O. Drawer 400 2665 San Angelo Ingleside, TX 78362

Permit #:

Phone: 361-776-2517 Fax: 361-776-1027

APPLICATION FOR PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed:5/.5/2015
TO THE BUILDING DEPARTMENT: In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:
APPLICANT: Name:
PROPERTY OWNER (If different): Name: Jessy Long Address: Po. Box 55, Conxist Christi, Jexas 78403 Phone No.: (1361) 882 2004
LEGAL DESCRIPTION OF PROPERTY TO BE PLATTED: New Name & Country Caks Subtraction: 1 / 1 / 2 Blk: 1 Subdivision: 1 / 2 Subdivision: 1 / 2 Subdivision: 1 / 2 Subdivision: 1 / 2 Subdivision: 1 / 2 / 30 / 30 / 30 / 30 / 30 / 30 / 30
I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERATND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENATAIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.
Planning & Zoning Public Hearing: 6115 Time: 6:00p.m. City Council Public Hearing: 6:30p.m.
Signature of Applicant: Date: 5-5-15 Signature of Owner: Date: 5-5-15
Accepted by the Building Department on 5/5/15 By: Que Durine
APPROVED: DATE: REVIEWD BY:
N/Application-Permit Forms/Other Forms/Preliminary And-Or Final Plat-Replat Of Property Doc Updated: 11/2012



IMPROVEMENTS TO

COUNTRY OAKS

INGLESIDE, SAN PATRICIO COUNTY, TEXAS

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MINISTER STREET, STREE

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COVER SHEET AND MISCELLANEOUS INFORMATION

SHEET INDEX SHEET 1 SHEET 3 SHEET 2

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TRACY LDNG P.O. BOX 55 CORPUS CHRISTI, TEXAS 78403 (361) 215-3773

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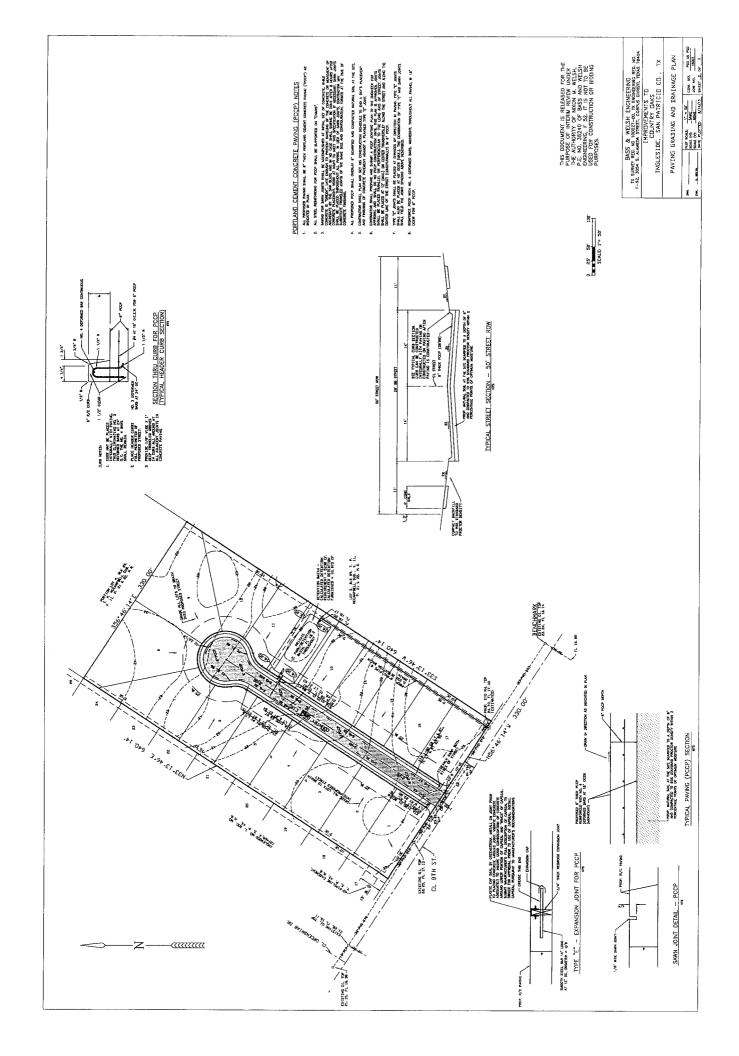
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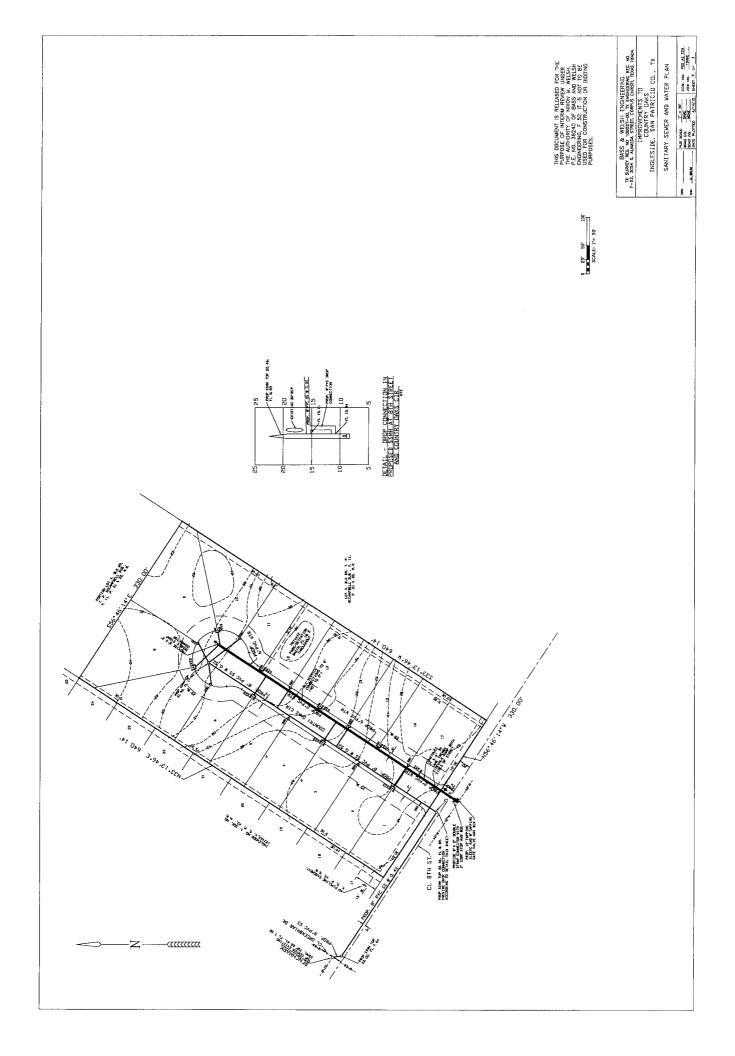
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Easy Peel® Labels Use Avery® Template 5160® VADEN WILLIAM R

PO BOX 1658

INGLESIDE TX 78362-1658

TURNER VIRGIL C JR

2457 GREENBRIAR INGLESIDE TX 78362-6120

YOUNG FRANK (DECD) & LINDA

432 S COMMERCIAL **ARANSAS PASS TX 78336-1808**

MILLARD ROBERT N

1252 VICTORY KERRVILLE TX 78028-2777

TIEMANN JERRY L

2424 GREENBRAIR

INGLESIDE TX 78362-6139

GONZALES JUAN REYNALDO & DIANA

PO BOX 581

INGLESIDE TX 78362-0581

HOWDEN DANIEL LYNN

2466 GREENBRIAR

INGLESIDE TX 78362-6139

KUCERA BRADLEY J & ANNA M

PO BOX 582

INGLESIDE TX 78362

GONZALES JUAN REYNALDO & DIANA

PO BOX 581

INGLESIDE TX 78362-0581

GONZALES JUAN R & DIANA

PO BOX 581

INGLESIDE TX 78362-0581

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HOLGUIN JUDY A

2411 GREENBRAIR DR INGLESIDE TX 78362-6120

GONZALES JUAN R & DIANA

PO BOX 581

INGLESIDE TX 78362-0581

FLORES RACHEL A

2444 GREENBRIAR

INGLESIDE TX 78362-6139

SMITH DAVID & LINDA

2429 GREENBRIAR DR **INGLESIDE TX 78362**

KHAN SHAFIQ

10351 MENDOTA DR

SOUTH LYON MI 48178-8871

FILLA RANDAL

2454 GREEN BRIAR DR

INGLESIDE TX 78362

FLORES RACHEL

2444 GREENBRIAR

INGLESIDE TX 78362-6139

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CORPUS CHRISTI TX 78403

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INGLESIDE TX 78362

WILLIFORD DONALD C & PATRICIA K

2115 E WIND ST

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VADEN WILLIAM R

PO BOX 1658

INGLESIDE TX 78362-1658

LONG TRACY

PO BOX 55

CORPUS CHRISTI TX 78403

VADEN WILLIAM R

PO BOX 1658

INGLESIDE TX 78362-1658

LONG TRACY

PO BOX 55

CORPUS CHRISTI TX 78403

City of Ingleside PO Drawer 400 Ingleside, TX 78362

RE: Request for the Replat of Lots 1 and 2, Block 1, Westing Subdivision

This letter is in objection of the proposed replat for property currently known as Lots 1 and 2, Block 1, Westing Subdivision.

We purchased a 10 acre tract of land in 2012 as an investment to eventually build a home for our family. Our intention in purchasing a large piece of property, was to have privacy. I do not think a subdivision of 17 homes next door is privacy. If you made a major investment in a tract of land, would you like a subdivision of people living within feet of you? Our property is undeveloped. With the development of 17 homes with their families, of which 9 of the proposed properties are along our property line, will come mischief from kids and teenagers curiously trespassing into our property.

On March 19, 2015, the City of Ingleside issued a tree removal permit for this property to remove approximately 12 trees for a proposed street ROW. At the time of the issuance of the tree permit, the current replat of the property did not include a street ROW. Is this request for a replat just a process that has to be taken because this is a done deal? Our protected oak trees that were there are gone and the hundreds of years it took to grow that big is also gone. If you drive by this property, you will see that there appears to have been a lot more than 12 trees removed. The evidence was taken away within a day or two and but there is still some huge trunks shoved on to our property. Again, trespassing has already began to take place.

The value of the homes that will be built in this subdivision will drive the surrounding homes values down. Surrounding property values are over \$300,000. The owner has a recent history of building homes valued at \$84,600 which is more than a 1/3 less of the surrounding homes.

In conclusion, we do want to see Ingleside grow and prosper but there are other properties more suitable for a subdivision to be developed.

Thank you for your time and understanding of our concerns.

Brad and Anna Kucera Owners: Lot 3, Block 89, TP McCampbell Subdivision

